Case 103-314823 ABB2-ABAc 950c FBe51 04/05/103/06/14 teredrouve 6/13/06/36:1735 120 sc Drasged Certificates of Rode Page 1 of 4

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY Caption in Compliance with D.N.J. LBR 9004-1(b) Law Office of Kimberly A. Wilson, LLC Kimberly A. Wilson, Esquire 24 North White Horse Pike Somerdale, NJ 08083 (856) 783-4440 (856) 783-5504 fax Attorney for Debtor,	States Ba	Order Filed on April 3, 2018 by Clerk U.S. Bankruptcy Court District of New Jersey
Wade N. Cohen In Re: Wade N. Cohen, Debtor.	Case No.: Hearing Date: Chapter: Judge:	16-23164 April 3, 2018 13 Andrew B. AltenburgJr

ORDER AUTHORIZING SALE OF REAL PROPERTY

Recommended Local Form:	Followed	\boxtimes	Modified

The relief set forth on the following pages numbered two (2) and three (3) is **ORDERED**.

DATED: April 3, 2018

Honorable Andrew B. Altenburg, Jr. United States Bankruptcy Court

Case 163-5148231AB92-ABAc 9530c 178-651 041/05/103/06/148ere-Brook/05/05/103/06/136113735120esc 17430ged Certificates of Rode Page 2 of 34

After review of th	e Debtor's motion for author	orization to sell the rea	al property commonly
known as 23	Tenby Chase Drive, Voorl	nees N.J. 08043	, New Jersey (the Real
Property).			
IT IS hereby ORDER	ED as follows:		
1. The Debtor is author	orized to sell the Real Prope	erty on the terms and c	conditions of the contract
of sale pursuant to 11	U.S.C. §§ 363(b) and 1303.		
2. The proceeds of sal	e must be used to satisfy th	e liens on the real pro	perty unless the liens are
otherwise avoided by	court order. Until such satis	faction the real proper	rty is not free and clear of
liens.			
3. ⊠ In accordance	with D.N.J. LBR 6004-5, t	he <i>Notice of Proposed</i>	l Private Sale included a
request to pay the real	estate broker and/or debtor	's real estate attorney	at closing. Therefore the
following professional	(s) may be paid at closing.		
Name of professional	: Alicia Weister, BHHS	David A. Wollman,	Esquire
			•
Amount to be paid:	\$15,000	\$1,500.0	00
Services rendered:	Listing & Marketing of rein the sale of residential p Wollman, Esq. handled that attorney services.	properties through clos	sing. David A.
OD. Cufficient for	de marche held in account	houth a Dahtaw's attawn	
	nds may be held in escrow		
broker's commissions court.	and attorney's fees for the	Debtor's attorneys on	further order of this
4. Other closing fees p	payable by the Debtor may	be satisfied from the p	proceeds of sale and

adjustments to the price as provided for in the contract of sale may be made at closing.

Case 133-34-4823 14822- ABAc 950c 178-651 047/045/128/045/148ere-13704/046/128/046/128/35120sc 1743-35120sc 1

5.	The amount of \$	\$3,000.00_ claimed as exempt may be paid to the Debtor.
	V 1	roceeds or the \Box balance due on the debtor's Chapter 13 Plan must be Trustee in the Debtor's case.
	A copy of the HUD er closing.	settlement statement must be forwarded to the Chapter 13 Trustee 7 days
	\square The debtor must fler.	file a modified Chapter 13 Plan not later than 21 days after the date of this
9.	Other provisions:	ORDERED that Fed. R.Bankr. P. 6004(h), which provides for a 14 day stay of this Order is not applicable.
		ORDERED that the liens of the (Division of Taxation, the State of New Jersey, DJ 259789-2011 and State of New Jersey, Department of Labor, Division of Wage and Hour Compliance, DJ 132900-2014) are hereby avoided and are not required to be paid at sale.

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Case 16-31482-ABA Doc 95 Filed 04/05/18 Entered 04/06/18 00:36:17 Desc Imaged

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re: Wade N Cohen Debtor Case No. 16-31482-ABA Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1 User: admin Page 1 of 1 Date Rcvd: Apr 03, 2018

Form ID: pdf903 Total Noticed: 2

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on

Apr 05, 2018. db

+Wade N Cohen, 23 Tenby Chase Drive, Voorhees, NJ 08043-2962

aty +David A. Wollman, The Wollman Law Firm, 200 Haddonfield-Berlin Road, Suite 102,

Gibbsboro, NJ 08026-1239

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 05, 2018 Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 3, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Ditech Financial LLC dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com

Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com

Kimberly A. Wilson on behalf of Debtor Wade N Cohen wilson.schroedinger@comcast.net

Nona Ostrove on behalf of Creditor Sturbridge Lakes Association nostrove@ostrovelaw.com

Raymond Shockley, Jr on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com

TOTAL: 6